

HUNTERS[®]

HERE TO GET *you* THERE



Little Clegg Road

Smithy Bridge, Littleborough, OL15 0EF

Offers In Excess Of £200,000



- BEAUTIFULLY PRESENTED
- OPEN VIEWS
- TWO BEDROOMS BACK TO BACK
- GARDEN WITH SUMMER HOUSE
- EPC RATING C

- IDYLIC CANAL SIDE SETTING
- WALKING DISTANCE TO TRAIN STATION
- LOUNGE AND KITCHEN
- COUNCIL TAX BAND A
- LEASEHOLD

Tel: 01706 390 500

Little Clegg Road

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Offers In Excess Of £200,000



Tucked away in an idyllic and enviable location near the Canal and the Swing Bridge, this beautifully presented two-bedroom back-to-back home offers charm, character, and quality finishes throughout. Enjoy open countryside views and walks in all directions, while still being convenient to local amenities, including a local primary school, train station, and the popular Hollingworth Lake tourist attraction.

The property comprises a lounge, kitchen, and bathroom, and externally benefits from a wonderful enclosed garden. A large summer house, complete with power and lighting which overlooks the fields, provides a perfect home office or hobby space. The property also benefits from a driveway for two cars.

A viewing is essential to fully appreciate the position, character, and charm this property has to offer.

Lounge

13'9" x 13'9" (4.20 x 4.20)

A bright and welcoming space with a front-facing UPVC double-glazed window and charming barn-style entrance door, creating a cosy and inviting feel. The room features neutral décor, a radiator, and a beautiful feature fireplace with a wood-burning stove, perfect for relaxing evenings. With a TV point and lovely front-aspect views, this lounge is a comfortable and homely space.

Kitchen

13'9" x 8'11" (4.20 x 2.71)

A bright and inviting kitchen with a front-facing UPVC double-glazed window offering lovely aspect views. The room features a modern fitted kitchen with a generous selection of wall and base units, complementary work surfaces, and splashback tiling. Includes a sink and drainer, gas hob with extractor, oven, and integrated fridge and freezer. Additional benefits include a wall-mounted boiler, cellar access, and a staircase leading to the first floor, making it a practical and welcoming heart of the home.

Cellar

Offering useful storage and access to the utility meters.

Landing

Bedroom 1

13'9" x 10'6" max (4.20 x 3.21 max)

A spacious and light-filled double room with a front-facing window that offers fabulous views. Beautifully presented, it provides a bright and welcoming retreat.

Bedroom 2

13'9" x 7'2" max (4.20 x 2.18 max)

A single bedroom with a front-facing window, offering a bright and airy space. Ideal as a child's bedroom guest room.

Bathroom

9'2" max x 6'8" (2.80 max x 2.02)

A three-piece suite comprising WC, wash hand basin, and bath with overhead shower, creating a practical and bright family bathroom.

Garden and Parking

Off-street parking has been created for two cars. The garden is enclosed and has a wonderful outlook over-looking the neighbouring field. The garden offers a lovely summer house which has electric and lights making it great home office or somewhere to simply sit and enjoy the view.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 800

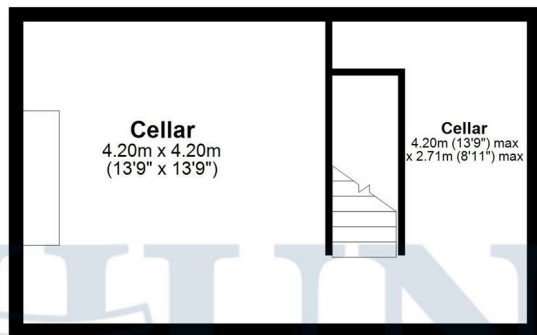
Leasehold Ground Rent Amount: £5.00

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

Basement

Approx. 29.4 sq. metres (316.6 sq. feet)



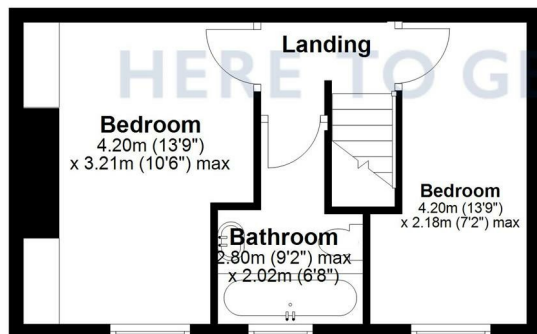
Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Outbuilding

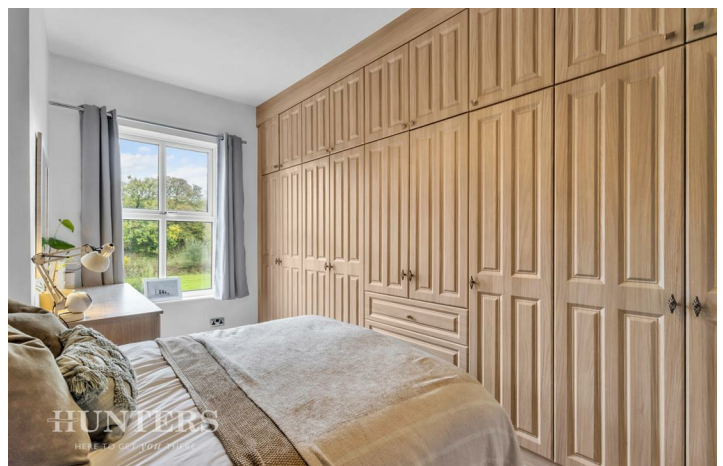
Approx. 12.0 sq. metres (129.3 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

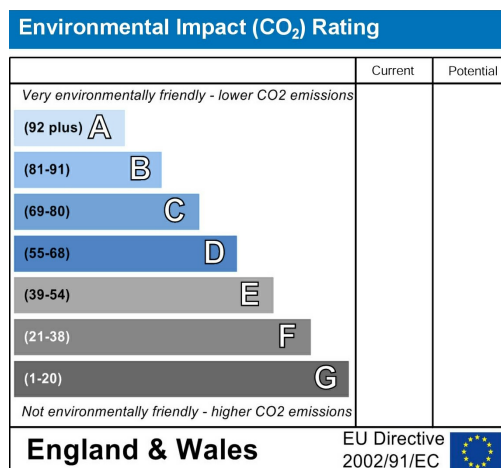
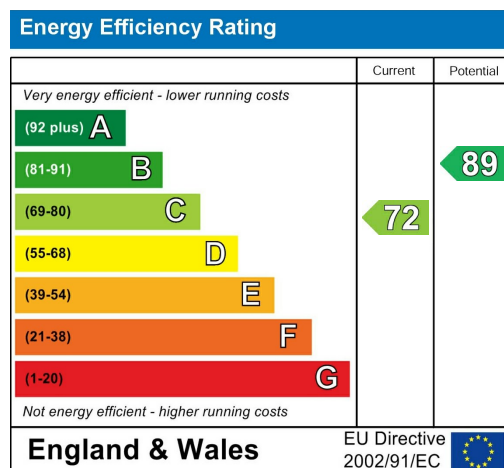
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Plan produced using PlanUp.







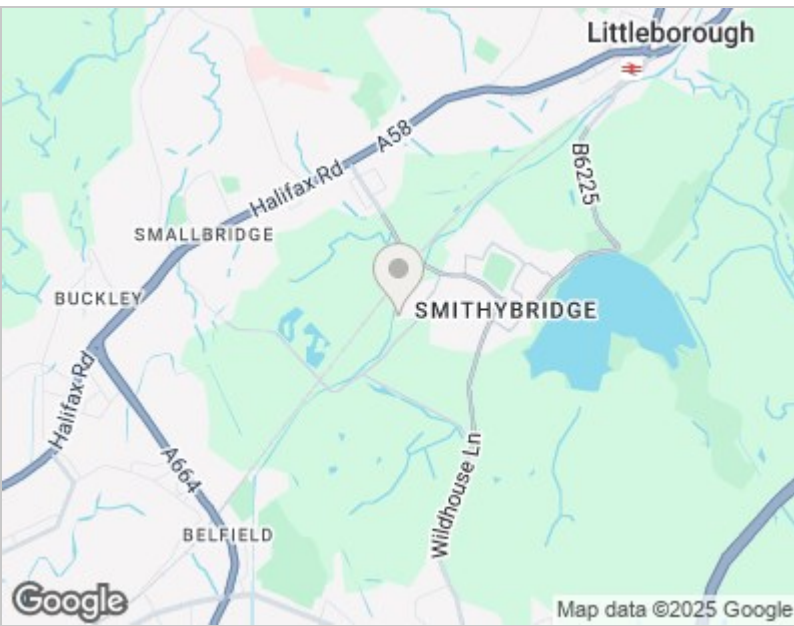
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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